

The foreclosure proceedings begun by the Mutual Life Insurance Company against Jose P. de Navarro and others interested in the apartment house at Fifty-ninth and Seventh streets, are only the beginning of an apparently interminable legal fight, on a large scale, in which the parties on one side will be the members of the Apartment Association, and on the other Mr. de Navarro and James J. McComb, who is said to have put \$2,000,000 into the house and to have taken out a mortgage on the property of the Mutual Life Insurance Company. The Mutual Life Insurance Company claim shall have been satisfied out of all that will be left of the property involved in the Madrid, Barcelona, Lisbon and Cordova houses to belong to him, and that after the New York Life Insurance Company claim shall have been made good, about all that will remain of the other four houses will be left.

The members of the association, however, say that Mr. de Navarro is making preposterous assertions, and that the Mutual Life Insurance Company is claiming more than its share of the property. They say that the Mutual Life Insurance Company is claiming more than its share of the property. They say that the Mutual Life Insurance Company is claiming more than its share of the property. They say that the Mutual Life Insurance Company is claiming more than its share of the property.

There are seven members of the Madrid Association who have put in from \$15,000 to \$75,000 into their flat. Myron P. Walker, one of these, is said to have expended \$40,000 in addition to \$35,000 paid for his flat in fitting it up. General Clinton B. Fisk has expended a large sum of money in fitting up his flat. Mr. de Navarro is said to have put in \$2,000,000 into the house and to have taken out a mortgage on the property of the Mutual Life Insurance Company.

A new complication to the troubles is to be added in a foreclosure suit by the New York Life Insurance Company, which has a \$1,000,000 mortgage on the Valencia, the Granada, the Salamanca and the Paloma. Henry de Navarro, brother of Jose P. de Navarro, has been preparing for the suit some time ago, but he has been delayed owing to the need of serving papers. The suit is expected to be filed in the near future.

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PERSONAL.

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There are rumors of an impending wedding between the widowed Duchess of Albany and Prince Otto of Schaumburg-Lippe. They are first cousins.

A good story is told in *Truth* (London) of the Comte de Beaulieu, whose death was lately announced in Paris. Years ago he was an inveterate card-player, and some of his gambling club in the early hours of the morning. The Comte was complained and threatened all sorts of things unless he reformed. So the Comte had a lay-figure made, and ordered his valet to place it in his bed every night about eleven. His wife, who was in the habit of peeping into his bedroom to see if he were there, was thus imposed on for some time. One night, however, having no intention of coming to bed, she went to wake him up, and thus discovered the trick. The Comte said nothing, but determined to turn the tables on her husband. He accordingly placed the lay-figure upright behind the door. The Count, returning in the morning, saw the figure, and, not knowing what it was, he went to the door and opened it. He saw the figure, and, not knowing what it was, he went to the door and opened it. He saw the figure, and, not knowing what it was, he went to the door and opened it.

Mr. D. M. Waddy, Q. C., elected to the House of Commons by a Lincolnshire constituency to support Mr. Gladstone, is one of the best-known lawyers of London. He is famed for his ability in the court-room, whether as a witness or as a pleader before the jury. Few lawyers can so well as he be stern, insinuating, indignant, pathetic, sarcastic at will. And then, when the case is over, he is as kind and as generous as a good man. He is as kind and as generous as a good man. He is as kind and as generous as a good man.

The Lamartine statue recently erected in Paris represents its eminent subject sitting in a chair in a thoughtful attitude. A greyhound lies beneath the chair. Lamartine, it is remarked, outlived himself. The great orator, brilliant author and political idealist closed his career in almost obscure poverty. He eked out a precarious livelihood by doing hack-work for the newspapers. He eked out a precarious livelihood by doing hack-work for the newspapers. He eked out a precarious livelihood by doing hack-work for the newspapers.

It was a Maine girl of whom the story is told that she refused to marry a most devoted lover until he should have amassed a fortune of \$10,000. After some expostulation he accepted the demand and went to work. About three months after this time he came back with a letter from his lover asking: "Well, Charlie, how are you getting along?" "Oh, very well, indeed," he replied. "I have a little money now, and I am getting on my feet." "And how is your young lady?" he asked. "She is just the same," he replied. "She is just the same," he replied. "She is just the same," he replied.

The sentiment which prefers the discomfort and danger of keeping the dead in small and close living rooms until the funeral may be depended upon to oppose crematories as strongly as mortuary houses. No scientific reasoning can be expected from tenement houses, and in the majority of cases no reasoning of any kind can be looked for when the shadow of death is heavy upon the poor. An educational process alone, and a gradual and quite probably tedious one, can reconcile them to the reforms which society will no doubt be compelled to introduce in the end. It would perhaps matter comparatively little whether the dead were buried or cremated, if their disposal could be made satisfactorily safe and economical. It may be said that the love of costly funerals indicates respect for the dead, but the truth is that what prompts the desire, in nine cases out of ten, is the vanity of the living, and therefore the abuse is not entitled to be treated with any special tenderness. The time is distant, in all probability, when cremation will be generally resorted to, but when the great cities overflow with population in the future it may become necessary for the public safety. Meantime there is work enough for sanitarians in clearing the ground for improvement by attacking the prejudices and habits which stand in the way of almost every change for the better.

The Home Rule party is now described as making a waiting race. As the venerable statesman of Haverhill is the chief jockey who rides, it is to be expected that it will not be long before a waiting race. As the venerable statesman of Haverhill is the chief jockey who rides, it is to be expected that it will not be long before a waiting race. As the venerable statesman of Haverhill is the chief jockey who rides, it is to be expected that it will not be long before a waiting race.

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JUDGE BOND TO BOYCOTTERS.

The most effective blow yet aimed at boycotting is the strong injunction issued by Judge Bond of the United States Court, at Baltimore. The language of the injunction not only recognizes in the clearest terms the criminality of the conspiracy to break down a lawful business, but it goes much further than the Connecticut judge went in his charge to the jury, upon which boycotters were convicted at New-Haven. Indeed, the contrast between the two declarations of the law appears, from the telegraphic report, to be quite striking. Judge Sanford held that trades unions had a right to agree among themselves to discontinue buying the goods of another, and also to request their friends and others to do likewise. But Judge Bond expressly prohibits any effort by advice or request to influence other persons against the business assessed.

In this particular, Judge Bond's declarations appear the more reasonable. If it is criminal at all to conspire for the purpose of destroying the lawful business of another, as all the courts thus far have held that it is, the conclusion can hardly be avoided that the very essence of the crime is the attempt to influence the action of other persons. No one holds that it is an offense for each individual to buy where he pleases. But the united effort to influence others in their action appears to be held by Judge Bond, with reason, to be criminal interference with the freedom of the person assailed. And, since the fear of the displeasure of boycotters is the motive by which they expect to exert most influence, their action is in effect an interference with the freedom of all to whom they apply for aid.

THE DISPOSAL OF THE DEAD.

The Sanitary Engineer, discussing "The care and disposal of the dead," while not opposing cremation, observes: "The most urgent need in our large cities is for small mortuary houses located in or near the centres of the tenement-house and poorer population, to which houses the body can be taken immediately after death and be properly cared for, instead of being left in the bedroom of the family." No doubt the provision suggested would be an improvement, but such a reform, however desirable, would encounter the bitterest and most obstinate resistance from the poor themselves. It is hardly credible that they would voluntarily deposit their dead in the proposed mortuary houses, and any attempt to make such deposit compulsory would arouse strong feeling and not improbably lead to serious trouble. Of course all this opposition would be irrational and foolish, but it must be remembered that ignorant people always have strong prejudices, and that poor people always cherish such sentiment, which is apt to appear absurd to those whose gifts have been greater.

These considerations, however, must be taken into account in dealing with a question which involves so much feeling as the disposal of the dead. All reforms in the living of the poor have been uphill work because of the suspicion, jealousy and force of old habit in the way.

In this case the sentiment touched upon is one of the most powerful in human nature, and it is therefore a hard matter to handle. There can, nevertheless, be no doubt that the health of the public is often endangered by the modes practiced in disposing of the dead, and that the condition of the poor is made worse than it need be by the extravagant expenditure upon funerals which a vicious custom demands. A strange story was told recently of a local undertaker who declared he had been boycotted by his trade because he undertook to conduct funerals cheaply. He refused to charge \$100 for a coffin which only costs \$15 or \$20, and this, he said, was regarded as treason to the business. Whether the story is true or not we cannot say, but it is certain that the funerals of the poor, though by no means so costly as they were twenty years ago, are arranged on a most extravagant scale still. If the general adoption of crematories could be guaranteed to do away with all this senseless and costly parade, it would be good public policy to forward the change; but at present there seems no certainty that the change would involve this reform.

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re-demanded for trial in Great Britain, provided they are not guilty of overt acts in England, but only of conspiracy on American soil. They should be tried and punished here and not remanded to the jurisdiction of British courts. Much less, if the conspirators are American citizens, who have committed no offense on British soil, should they be handed over to foreign courts to be punished for what they have done while within the jurisdiction of American courts.

LAWLESS TREATMENT OF INDIANS.

The exposure of the treatment of the Leech Lake Indians by Congress is not pleasant reading for honest men. The record of Congressional dealings with all the Indians is indeed so monotonously shameful that it can hardly be said this last instance is pre-eminently bad; but certainly it is a piece of the National history, which stains this page of the National history. Several years ago Congress authorized the construction of the Leech Lake and Winnipegosis reservoirs, making no provision for compensating the Indians whose lands would be destroyed by the resulting overflow. Before the dams were built Bishop Whipple obtained from Attorney-General Devens an exhaustive opinion to the effect that the taking of these lands for public use without compensation was unlawful and unconstitutional. The whole proceeding was lawless. It was an outrage. But it was none the less consummated. The dams were built in the teeth of the law, and 46,000 acres of the Indian lands were forthwith overflowed. The result was to deprive the Chippewas of a large part of their subsistence, and to justify their discontent.

At length their wrongs were made them so indignant that their protests were heard, to the extent of appointing a commission to examine and report upon the damage caused by the overflow. This commission awarded \$15,000—a ridiculously inadequate figure—as the total amount of damage. Naturally and rightly the Indians refused to accept this pitiful sum. Two years later another commission was appointed, which reported that \$26,000 a year should be paid as compensation for the injury done, besides \$10,000 for destruction of personal property. The Interior Department has ever since—that is for the last three years—been asking Congress for this last money. There is no room for doubt as to the justice of the claim. The dams were built in defiance of the law. The land of the Indians was taken and their subsistence destroyed, with a high hand. And yet the representatives of this great Nation in Congress assembled have refused, year after year, to make any compensation to the Indians, and have by their callous dishonesty made the American people responsible for this shameful proceeding.

Now it is reported that the Leech Lake Indians are, through semi-starvation, becoming dangerous, and that they have begun to retaliate by burning the forests of Minnesota. Before the dams were built they subsisted almost entirely on fish during the summer. Now they can catch none, and the lands which formerly supplied them with crops of wild rice are all overflowed. Had white men been so outrageously wronged they would not have waited patiently five or six years before having recourse to retaliatory measures. They would have cut the dams in the first six months. The patience of the much-enduring Chippewas, however, is nearly exhausted, and the people of Minneapolis and St. Paul are beginning to ask what would be the consequences to those cities of the cutting of the dams. A disastrous flood, many apprehend, and because of this danger there is now a prospect that Congress will be subjected to political pressure by American voters, and so for the first time a possibility arises of justice for these abused Indians. But for the agitation undertaken by the Chippewas, however, there is no reason to believe that the Interior Department would ever have succeeded in getting any compensation for the Chippewas, and this is so palpable that it adds to the disgrace of the whole humiliating episode.

"THE PERFECT ONES."

This is the name of a new religious society or sect which Mrs. Hannah Martin has founded in Ohio. It appears that the lady foundress and her sister believe themselves to have attained absolute perfection. This is a faith well calculated to bring satisfaction to the recipient, provided that other people can be induced to accept the assumption with equal confidence. It is not indeed quite so uncommon a faith as Mrs. Hannah Martin seems to think. The human mind is prone to adopt self-delusory views, and perhaps if we should all find ourselves under the conditions said to exist in the Temple of Truth, the number of only fair to middling men and women confessing their belief in their own perfection would be so great as to astonish the weak minds of the unsophisticated. The only important difference between Mrs. Hannah Martin and a possible majority of her countrymen and countrywomen is that whereas the latter conceal the real nature of their belief, she publishes it.

The effect of this publication in her case has been somewhat remarkable. She has had many persons to believe what she says. If, however, we examine the situation we shall find that there is a reason for this outside of the influence of probability. That influence in itself would hardly account for the phenomenon, inasmuch as though mankind are liable to believe in personal perfection or perfectibility, there is no doubt that most people are disposed to regard the condition of their neighbors as melancholy and disconcerting. The old lady who was happy in the belief that everybody but herself and her husband John would be lost, and who even entertained serious doubts about John, was a type. Therefore it is difficult to understand how the Walnut Hills sect can have given in to the theory of Mrs. Martin's perfection, until we realize that all who join the new faith anticipate perfection for themselves. The "Perfect Ones" cohere upon the principle of mutual admiration. Mrs. Martin is superlatively perfect. Her followers are comparatively perfect. All the rest of the world are positively imperfect. That is a compact statement of the situation, and shows how much attraction there must be in the new sect.

All the old faiths assume the weakness and continual tendency to err of the members. This one holds out absolute perfection here below as the goal which may be attained by all who fully recognize the divinity of Mrs. Hannah Martin. It is clear that this programme affords scope for an immense deal of self-glification and exaltation. Every "Perfect One" occupies a seat on the very top of a moral pedestal, and looks forth doubtless with a sort of pitying disdain upon the poor creatures who have not attained perfection. And there is always, in some corner of the earth, work of this curious kind going on. Just as there has never been a commercial fraud too gross to lack victims, so there has never been an intellectual absurdity too preposterous to find believers. Mrs. Martin is not original. She is only trading in the footsteps of Johanna Southcote and a score of other hysterical women who have had visions and dreamed dreams, and gathered legions of flock, and talked nonsense, and made the judicious flocks, "Crinkles" is inseparable from complete freedom of thought and speech, and though it produces sometimes eccentric results, they are for the most part harmless. The sect of the "Perfect Ones" is in the nature of

things ephemeral, and the possibility of its existence is calculated to promote a humble frame of mind by showing to what depths of silliness poor humanity is liable to descend.

JUDGE BOND TO BOYCOTTERS. The most effective blow yet aimed at boycotting is the strong injunction issued by Judge Bond of the United States Court, at Baltimore. The language of the injunction not only recognizes in the clearest terms the criminality of the conspiracy to break down a lawful business, but it goes much further than the Connecticut judge went in his charge to the jury, upon which boycotters were convicted at New-Haven. Indeed, the contrast between the two declarations of the law appears, from the telegraphic report, to be quite striking. Judge Sanford held that trades unions had a right to agree among themselves to discontinue buying the goods of another, and also to request their friends and others to do likewise. But Judge Bond expressly prohibits any effort by advice or request to influence other persons against the business assessed.

In this particular, Judge Bond's declarations appear the more reasonable. If it is criminal at all to conspire for the purpose of destroying the lawful business of another, as all the courts thus far have held that it is, the conclusion can hardly be avoided that the very essence of the crime is the attempt to influence the action of other persons. No one holds that it is an offense for each individual to buy where he pleases. But the united effort to influence others in their action appears to be held by Judge Bond, with reason, to be criminal interference with the freedom of the person assailed. And, since the fear of the displeasure of boycotters is the motive by which they expect to exert most influence, their action is in effect an interference with the freedom of all to whom they apply for aid.

THE DISPOSAL OF THE DEAD. The Sanitary Engineer, discussing "The care and disposal of the dead," while not opposing cremation, observes: "The most urgent need in our large cities is for small mortuary houses located in or near the centres of the tenement-house and poorer population, to which houses the body can be taken immediately after death and be properly cared for, instead of being left in the bedroom of the family." No doubt the provision suggested would be an improvement, but such a reform, however desirable, would encounter the bitterest and most obstinate resistance from the poor themselves. It is hardly credible that they would voluntarily deposit their dead in the proposed mortuary houses, and any attempt to make such deposit compulsory would arouse strong feeling and not improbably lead to serious trouble. Of course all this opposition would be irrational and foolish, but it must be remembered that ignorant people always have strong prejudices, and that poor people always cherish such sentiment, which is apt to appear absurd to those whose gifts have been greater.

tal Palace and Albert Hall in London. America has at least advanced beyond "good-by, sweet-heart, good-by," and "Come into the garden, Maud." The British capital, however, has just about reached that stage.

Although the Emigration Commissioners persistently enforce the law against the landing of foreign paupers, criminals and convicts, still these people come. Evidently each one thinks he may get in some way, and is encouraged to this hope, possibly, by the steamship agents abroad, or by the local authorities of European towns. For this reason the Commissioners are seeking to have their powers increased. They would like to be able to require the steamship companies to give a bond of \$500 in doubtful cases, as surety that the person whose ability to support himself is not clear will not become a public charge. As the law forbids even "the landing" of probable paupers, it would evidently have to be changed so as to let the passengers ashore before such a bond could be asked for. Even the utility of such a bond would be doubtful. The Commissioners would also like to be able in some way to prevent the landing of Mormons. Certainly these people are prospective violators of the laws of Utah, but as their misdeeds are prospective while they arrive, the law against the actual criminal cannot apply. It is not likely that the Commissioners will ever get all the powers they wish, excellent as the supposed effect might be. What is desirable from a moral point of view is not always practicable.

THE PRESIDENT'S MODE OF REFORM.

A reform Administration will regret to hear that its reform postmaster in a Kansas town has been convicted of several forgeries, and the trial disclosed that he was somewhat extensively engaged in robbing and swindling, and was presumably a participant in the crime of arson, which was committed in order to hide the evidence of forgery. Undoubtedly the President will keenly regret his selection of a person whose conduct thus brings reproach on the Administration. For no partisan is so blind as to doubt that the President would greatly prefer, if he could, to avoid the appointment of men whose shameless dishonesty may disgrace the appointing power. No doubt he and his friends will lay the blame upon Democratic politicians of Kansas, whose recommendation was accepted as proof that the candidate was worthy. But the responsibility really lies nearer the White House.

How can the President be blamed for the selection of many bad men, it will be asked, when there is no doubt that he wanted to find good men and was honestly misled by the representations of unworthy political associates? The question deserves a serious answer, and those whose attachment for reform is not a mere sham will ask themselves, before acquitting the President of all blame, whether he has really done all that he could to secure faithful and honest officials. It is undoubtedly true that he wanted to secure such officials, but he also wanted to please his party friends. What was his duty? He found in office certain Republican officials, who had been tried for years in the public service. The records gave reason to believe that some were not faithful, it may be said. In such cases, no one questions that it was his duty to choose new men, but he will admit that such cases were very few in number. In a few other cases, the test of experience had given some reason to distrust the official's fidelity or honesty. In such cases, also, it may be admitted that the President should have chosen other men. But he will unhesitatingly admit that in the great majority of instances, the test of experience had given him the best reason to believe that the officers whom he found in place were both honest and faithful, and by years of training were better qualified than any new men were likely to be. Why were these men ousted? The President knew that it would be impossible to avoid many mistakes in selection, if a great number of officials were to be speedily appointed. In a limited number of instances he could cause thorough investigation to be made, and so could satisfy himself beyond reasonable doubt of the fitness of candidates. But it was impossible thus to investigate many thousand cases in a single year. The President also knew that he could not rely upon the recommendations of his political friends. Active politicians in different States, he had discovered by sad experience at the threshold of his term, would not hesitate to pay their private debts, or serve their private interests, by recommending unworthy scamps. If thousands of new men were to be hastily appointed, it would be necessary to make most of these selections on no better evidence than the recommendations of local politicians.

The President decided to make many thousand changes, nevertheless. He decided to put out of office many thousand persons of whom he could know nothing beyond the recommendations of local politicians. He made many appointments and permitted his Cabinet officers to make many more, and the work of removal and appointment has gone on to this day with such rapidity as to make it impossible that there has been even the attempt to investigate, in most cases. This course the President has adopted, though he knew full well that it would involve the appointment of a great many worthless scamps. He had his choice, between retaining tried and worthy men of known fidelity, and appointing new men under such circumstances that many errors in selection were unavoidable. He chose to please his party, and to disregard his plain duty.